024.0	0002	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	768,700	/	768,700
USE VALUE:	768,700	/	768,700
ASSESSED:	768,700	/	768,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		TEEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TIRICO JAMES A JR & DORIS T
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	60 TEEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TIRICO JAMES A /DORIS -
Owner 2:	-
Street 1:	60 TEEL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,546 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Vinyl Exterior and 1820 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4546.000	313,900	9,700	445,100	768,700
Total Card	0.104	313,900	9,700	445,100	768,700
Total Parcel	0.104	313,900	9,700	445,100	768,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.32 | /Parcel: 422.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	15780
GIS Ref	
GIS Ref	
Insp Date	07/22/17

!1964!

PREVIOUS ASSESSMENT

Parcel ID: 024.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	314,000	9700	4,546.	445,100	768,800	768,800	Year End Roll	12/18/2019
2019	101	FV	234,500	9900	4,546.	472,900	717,300	717,300	Year End Roll	1/3/2019
2018	101	FV	234,500	9900	4,546.	345,000	589,400	589,400	Year End Roll	12/20/2017
2017	101	FV	234,500	9900	4,546.	300,400	544,800	544,800	Year End Roll	1/3/2017
2016	101	FV	234,500	9900	4,546.	255,900	500,300	500,300	Year End	1/4/2016
2015	101	FV	228,800	10100	4,546.	250,400	489,300	489,300	Year End Roll	12/11/2014
2014	101	FV	228,800	10100	4,546.	205,900	444,800	444,800	Year End Roll	12/16/2013
2013	101	FV	228,800	10100	4,546.	195,800	434,700	434,700		12/13/2012

PRINT

Date	Time
12/10/20	17:29:48

LAST REV

Date	Time
12/11/17	12:44:49
ekelly	
1964	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIRICO JAMES A	69376-278		6/2/2017	Convenience	1	No	No		
TIRICO JAMES A	43252-116		7/9/2004	Family	1	No	No		
	6536-195		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/21/2001	269	Det. Gar	12,500	C				NEW 20X20 GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS&NOTICE	HS	Hanne S
4/28/2009	Measured	163	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	15780
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4546		Sq. Ft.	Site		0	80.	1.22	1									445,104						445,100	

Total AC/HA: 0.10436 | Total SF/SM: 4546 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 445,104 | Spl Credit | Total: 445,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22685969
Const Adj.:	0.98990101
Adj $ / SQ:	151.809
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385678
Depreciation:	71736
Depreciated Total:	313942

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2					HB		

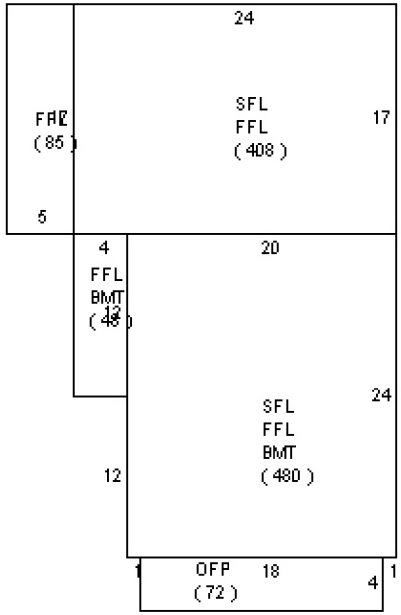
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	151.81
Special Features:	0	Val/Su Net:	129.71
Final Total:	313900	Val/Su SzAd	172.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,021	151.810	154,997
SFL	Second Floor	799	151.810	121,326
BMT	Basement	528	45.540	24,046
OFP	Open Porch	72	39.020	2,809

Net Sketched Area:	2,420		Total:	303,178	
Size Ad	1820.1999	Gross Are	2509	FinArea	1820

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

024.0-0002-0016.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	G	GV	2001	26.56	T	8.6	101			9,700			9,700

More:	N	Total Yard Items:	9,700	Total Special Featues:	Total: 9,700